

Grand Haven Master Association, Inc.

Post Office Box 354785 | Palm Coast, Florida 32135

www.grandhavenmhoa.com

Dr. Robert Carlton, President
Mr. Murray Salkovitz, Vice President
Mr. Gerald Kagan, Treasurer

Mrs. Terri Langan, Director
Mr. Vic Natiello, Director
Mr. Troy Railsback, Secretary, Ex-officio

Board of Directors Meeting – July 19, 2013

Call to Order

The meeting was called to order by Dr. Carlton at 2:02 p.m.

Pledge of Allegiance

Roll Call—Establish a Quorum

Members Present: Dr. Robert Carlton, Murray Salkovitz, Vic Natiello, Jerry Kagan, & Terri Langan

Others Present: Troy Railsback – Southern States Management Group

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Approval of Minutes

On Motion By Mr. Salkovitz, seconded by Mr. Natiello, with all in favor, the Board approved the Meeting Minutes from the June 21, 2013 Board of Directors Meeting.

Committee Reports

Community Manager – Mr. Railsback (SSMG)

Mr. Railsback updated the Board regarding lake bank and esplanade compliance. Round two of the Commencement to Construction letters will be mailed next week. There was discussion about a property in the Crossings that is having sod issues.

Finance report – Mr. Kagan

Mr. Kagan reviewed the income statement. There was discussion pertaining to ADC reimbursement procedures.

Communications/Oak Tree Liaison – Mrs. Langan

Mrs. Langan reported that the Oak Tree will available by August 15, 2013. There are approximately 50 new residents moving into Grand Haven over the next few months.

Problematic Properties – Dr. Carlton

Dr. Carlton updated the Board regarding collections summary. Year to date the GHMA has collected approximately about \$26,500.00 from delinquent properties. Liens were sent to property owners with delinquent accounts via certified mail. Board members discussed pursuing eviction, and Mr. Railsback explained the procedure.

Architectural Design Committee (ADC) Liaison – Mr. Natiello

Mr. Natiello addressed reported that the two new trainees have begun the training process, and will be ready to start inspecting late July.

Private Lawn Maintenance (PLM) Liaison – Mr. Kagan

Mr. Railsback reported that the tree trimming has been done.



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C. C. & R. Compliance Liaison – Mr. Salkovitz

Mr. Salkovitz suggested that driveways and walkways are in need of pressure washing. Mr. Railsback completed one early morning inspection where he was able to notice owners for street parking violations.

Fine Committee Liaison – Mr. Railsback (SSMG)

All the Unimproved Lot Maintenance properties were closed out at the last Fine Committee Meeting. Properties not in compliance were fined \$1000.00 for lack of maintenance. Mr. Kagan suggested allowing Troy to use reasonable discretion pertaining to violations, and focus his attention more on the major violations, rather than smaller, less noticeable violations. Dr. Carlton communicated the need to maintain the community in the best way possible, without being oppressive to property owners.

Community Development District (CDD) Liaison – Dr. Carlton

Dr. Carlton reported that re-registration is up to 80%. Mr. Salkovitz mentioned that residents should not confront drivers who piggy back each other while driving through the gate.

Action Item Review List – Mr. Railsback (SSMG)

Mr. Railsback noted that each Board member should have a copy of the revised ADC standards.

Unfinished Business

Lake Bank Planting & Maintenance – Dr. Carlton

Mr. Railsback addressed best practices for lake bank planting and maintenance, reviewing the original ADC guidelines, which have been revised and are now called ADC Standards. Dr. Carlton stated the Board's position that individuals who own property on lake banks are responsible for the maintenance and planting of those lakes. Dr. Carlton clarified owner questions regarding maintenance requirements, specifically for those properties where owners ascertain spartina was never planted by the Developer. Mr. Railsback responded to an owner concern regarding unimproved lots with lake banks. An owner suggested that the Master Association supply residents with contractor information.

New Business

Abbreviated ADC Approval – Procedure

Mr. Natiello explained the process of abbreviated approvals for items such as blackjack edging, and other items that are consistently approved by the ADC.

ADC Member Vacancy

On Motion By Mr. Natiello, seconded by Mr. Kagan, with all in favor, the Board voted to advertise the soon to be vacant ADC position and the ADC Inspector position via e-blast.

CC&R's – Updating of Resident Copies

Mr. Natiello expressed concern regarding new owners receiving up to date CC&R's and Policy letters. Mr. Railsback confirmed that both the CC&R's and Policy letters currently on the Grand Haven Master Association website are current.

Crossings Pool – Service Contract

Mr. Railsback clarified Board member questions regarding pool maintenance proposals.

On Motion By Dr. Carlton, seconded by Mr. Natiello, with all in favor, the Board voted to hire Blue Ribbon Pools to maintain the Crossings pool.



Adjournment

The meeting was adjourned at 4:22 p.m.

Audience Comments

An owner asked a question regarding identifying owners of problematic properties. Mr. Railsback responded to a question about the mailing of newly adopted policies. A resident inquired about pressure washing on Waterside Parkway.

